



# PUBLIC HEARING

**ZONING HEARING**  
**BOARD OF COUNTY COMMISSIONERS**  
**THURSDAY, APRIL 19, 2012 – 9:30 A.M.**  
**COMMISSION CHAMBERS – 2<sup>ND</sup> FLOOR**  
**STEPHEN P. CLARK CENTER**  
**111 NW 1 STREET, MIAMI, FLORIDA**

THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

**1. SOUTHWEST DADE TRUST COMMUNITY DEVELOPMENT CORP. (11-089)**

Location: The Southeast Corner of SW 226 Terrace and SW 112 Avenue, Miami-Dade County, Florida  
Size of property: 7 Acres

The applicant is requesting a special exception to permit a High School within 1 mile of the urban development boundary. In addition, the applicant is requesting modifications of conditions of previous resolutions, and of paragraphs of covenants to permit the applicant to submit new site plans showing classrooms for the additional students and grades and show arrival and dismissal times for the previously approved charter school with the previously approved church plans unchanged.

**2. THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT. (12-011)**

Location: Between NW 90 Street and NW 106 Street and between NW 107 Avenue and NW 117 Avenue, Miami-Dade County, Florida  
Size of property: 640 Acres

The applicant is requesting a modification of a condition of a previous resolution to allow the applicant to extend the build out date of the FEC Park of Industry and Commerce (Section 6) Development of Regional Impact Project.

**3 THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT. (12-012)**

Location: Between SW 88 Street and SW 96 Street and between SW 157 Avenue Path and SW 162 Avenue, Miami-Dade County, Florida  
Size of property: 158 Acres

The applicant is requesting a modification of conditions of a previous resolution to allow the applicant to extend the build out date and other dates for the Kendall Town Center Development of Regional Impact Project.

**4. THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT. (12-015)**

Location: South of State Road 836 and lying on both sides of NW 57 Avenue (Red Road), Miami-Dade County, Florida  
Size of property: 384.86 Acres

The applicant is requesting a modification of a condition of a previous resolution to allow the applicant to extend the build out date for the Waterford Development of Regional Impact Project.

**5. THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT. (12-016)**

Location: 7535 SW 88 Street, Miami-Dade County, Florida.  
Size of property: 70 Acres more or less

The applicant is requesting a modification of conditions of a previous resolution to allow the applicant to extend the build out date and other dates for the Dadeland Mall Development of Regional Impact Project.

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**6. THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT. (12-017)**

Location: Lying between NW 27 Avenue and the Homestead Extension of the Florida's turnpike and on both sides of NW 199 Avenue, Miami-Dade County, Florida.

Size of property: 329 Acres

The applicant is requesting a modification of conditions of a previous resolution to allow the applicant to extend the build out date and other dates of the Dolphin Center North Development of Regional Impact Project.

**7. THE DIRECTOR OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT. (12-018)**

Location: Lying South of NW 25 Street, between NW 117 Avenue and NW 137 Avenue, Miami-Dade County, Florida

Size of property: 436 Acres more or less

The applicant is requesting a modification of conditions of a previous resolution to allow the applicant to extend the build out date and other dates for the Beacon Lakes Development of Regional Impact Project.

**8. FONTAINBLEAU LAKES LLC, ET AL. (12-019)**

Location: Lying north of West Flagler Street, south of State Road #836, west of NW 87 Avenue and east of NW 107 Avenue, Miami-Dade County, Florida.

Size of property: 272 Acres more or less

The applicants are requesting an unusual use to permit the filling of two lakes. Additionally, the applicants are requesting a modification of conditions of a previous resolution, modification of paragraphs of a covenant, and a deletion of a covenant to allow the applicants to submit a new site plan showing a reduction in the amount of commercial building square footage and provide a different site layout, and to remove the commercial development described as exhibit "A" from certain covenants and resolutions that are tied to the previously approved commercial and residential development. Also, the applicants are requesting to permit an accompanying request, on this site.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call the GIS Service/Geomatics Section at (305) 375-2800.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

**Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS, OR ITS SUCCESSOR DEPARTMENT, 11<sup>TH</sup> FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section, or visit our WEB site at [www.miamidade.gov/spee](http://www.miamidade.gov/spee). Please refer to the hearing number when making an inquiry.**

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning & Zoning Division ADA Coordinator, at (305) 375-1244 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.